



Taunton Close, Sutton, Surrey
Guide Price: £675,000

Freehold

Council Tax Band E

EPC Rating D

Other important information which you will need to know about this property can be found at goodfellows.co.uk





Taunton Close sits within the locale of the highly sought after Glenthorne High School, making this an ideal purchase for the growing family.

The property is offered to the market with no onward chain and is presented well throughout. The living accommodation is in excess of 1400sq ft. To the ground floor, there is a dual aspect large through lounge, measuring at an impressive 26ft. Leading to a extended kitchen diner, with a separate utility arear. The ground floor is completed with a downstairs bathroom.

The first floor has four bedrooms, three of which are double, with a contemporary family bathroom.

Externally, there is a large rear garden, where the property could potentially be further extended (STPP), complete with a patio area and lawn. Furthermore, there is a detached garage and off street parking.



Entrance Hall

Original door to front, ornate glass window to side, radiator, engineered wooden floor, spotlights,

Kitchen / Dining Room

26'7" x 18'6" (8.1m x 5.64m)

UPVC Patio doors to rear aspect, UPVC Bay window facing rear, downlighters, spotlights, tiled flooring, stainless steel basin, with stainless steel taps, stainless steel extractor fan, four ring burner, integral appliances, ample range of base and eye level units.

Lounge

26'11" x 10'9" (8.2m x 3.28m)

UPVC Double glazed window to front aspect, engineered wooden flooring, downlighters, feature fireplace, radiator.

Utility Area

Space for appliances, fitted units, tiled floor, downlighter.

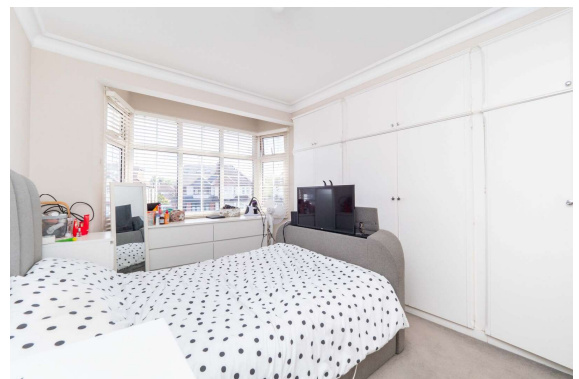




Bedroom One

13'5" x 10'9" (4.1m x 3.28m)

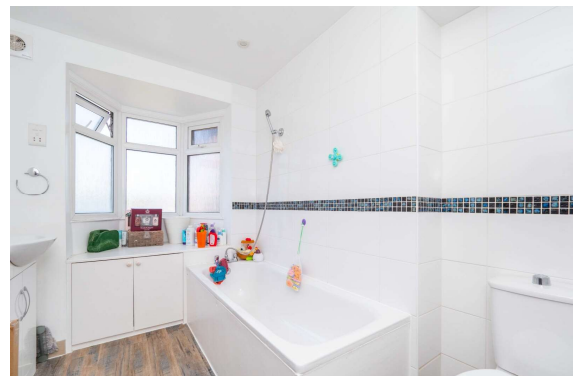
UPVC Double glazed bay window to front aspect, fully fitted wardrobes, carpeted floor, downlighters, radiator.



Family Bathroom

10'8" x 5'11" (3.25m x 1.8m)

UPVC Double glazed Oriel window to rear aspect, vanity sink with mixer taps and storage underneath, further storage cupboard, bathtub with shower over, wood effect flooring, towel radiator, low level WC, shaving point.

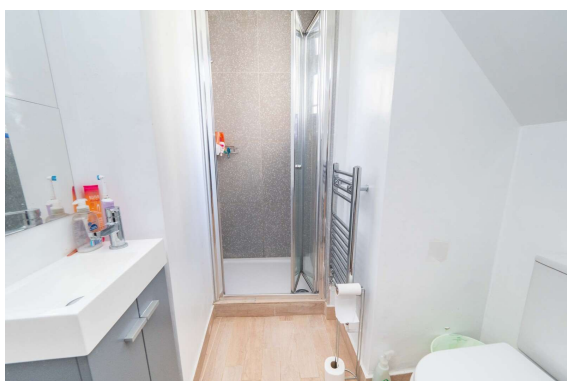




Bedroom Two

12'2" x 10'10" (3.7m x 3.3m)

UPVC Double glazed window to front aspect, carpeted floor, downlighter, radiator.



Bedroom Three

6'8" x 6'1" (2.03m x 1.85m)

UPVC Double glazed Oriel window to front aspect, radiator, carpeted floor, downlighters.

Bedroom Four

18'2" x 8'10" (5.54m x 2.7m)

UPVC Double glazed window to front and rear aspect, carpeted floor, radiator, lighting.





Rear Garden

Patio area, large lawn area, scope to landscape.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

50 Taunton Close

Approximate Gross Internal Area = 130.7 sq m / 1407 sq ft
(Excluding Garage)

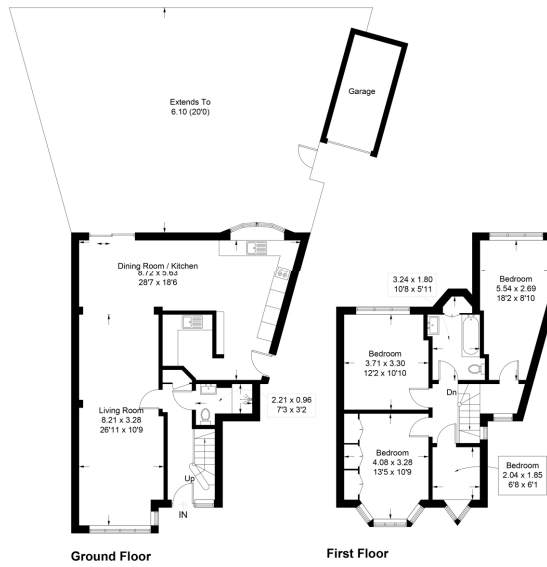
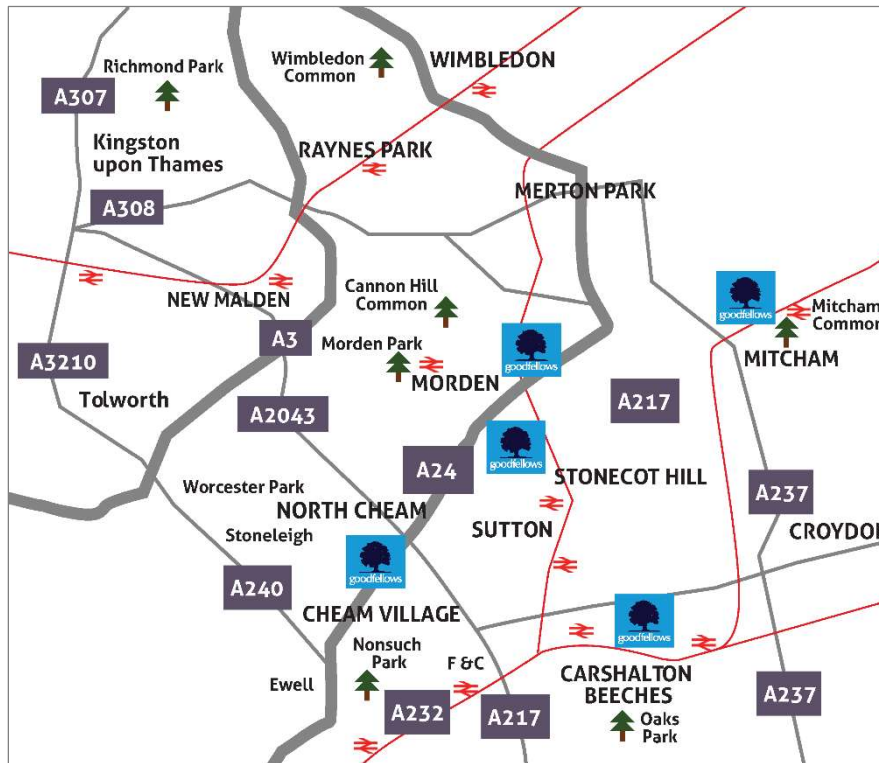


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1072749)

Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

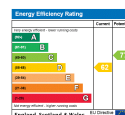
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For full EPC please contact the branch